

ITEM 2

MANAGER'S REPORT NO. 13

COUNCIL MEETING 1982 03 01

RE: LETTER FROM MR. L. B. FEENIE OF THE BURNABY CENTRAL RATEPAYERS ASSOCIATION  
WHICH APPEARED ON THE AGENDA FOR THE 1982 FEBRUARY 22 MEETING OF COUNCIL (ITEM 4g)  
REZONING #42/80 - WILLINGDON (BCIT) SITE - DISCOVERY PARK  
REZONING #55/80 - RELIGIOUS SANCTUARY

The Director Engineering's report with respect to Item 1 of Mr. Feenie's letter is shown on the agenda as Item 3, Page 109.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning and Building Inspection be adopted.

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TO: MUNICIPAL MANAGER

PLANNING DEPARTMENT  
1982 FEBRUARY 23

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: LETTER OF ENQUIRY SUBMITTED BY  
MR. L. B. FEENIE DATED 1982 FEBRUARY 02  
(REZONING #42/80 - WILLINGDON (BCIT) SITE - DISCOVERY PARK  
(REZONING #55/80 - RELIGIOUS SANCTUARY

RECOMMENDATIONS:

1. THAT Mr. L. B. Feenie of 3743 Kincaid Street, Burnaby, B.C., V5G 1V4 be sent a copy of this report.

REPORT

Council is in receipt of a letter dated 1982 February 02 and received by the Municipal Clerk on 1982 February 17 submitted by Mr. L. B. Feenie. Mr. Feenie indicates that the submission is made on behalf of the Burnaby Central Rate-payers' Association. The letter outlined four (4) Items of which the Planning Department has been requested to report on Items 2, 3 and 4. The Director Engineering has been requested to report on Item 1 of the letter. Information regarding Items 2, 3 and 4 is provided as follows:

Item 2 - Canada Way/Curle Avenue Development Site  
Tree Removal - Rezoning Reference #55/80

Rezoning References #49/77 and 55/80 involved two proposals for developing a religious sanctuary for the Ismailis at the south-east corner of Canada Way and Curle Avenue. Rezoning Reference #49/77 was abandoned and superseded by Rezoning Reference #55/80 which was given Final Adoption on 1981 September 28. Upon evaluation of the original development proposal (R.Z. #49/77) the Planning Department considered that there was existing tree growth that could possibly be preserved and incorporated into the proposed landscape plan for the site. Therefore, the following item was established as a prerequisite condition of the rezoning:

"The retention of as many existing mature trees as possible on the site and incorporation into a landscape plan."

This prerequisite condition is usually established in full recognition that in major proposals involving industrial, commercial and institutional developments, etc., it becomes extremely difficult to preserve natural vegetation when intensive use of the land is envisioned. As a result, tree retention usually occurs on the perimeter of the site or at locations within the site where the vegetation is of some significance and where it can be effectively incorporated into the development from a functional and physical point of view. Once the condition has been established as a prerequisite to rezoning, the Municipality makes every effort to ensure its implementation. However, the Municipality has no current means of imposing a substantial penalty for noncompliance with this prerequisite condition.

Rezoning Reference #55/80 involved a major change to the original development proposal and incorporated four additional properties which in effect doubled the size of the site. The new proposal also included a major high quality landscape plan which involved extensive tree and shrub planting around the perimeter of the site. As a result, retention of existing tree growth was no longer considered to be as relevant or possible. The tree retention aspect was not made a prerequisite condition of Rezoning Reference #55/80.

Item 3 - Kincaid Street - Sanderson Way Extension

The contentions are that the Discovery Park development does not require access or egress via Kincaid Street and that the only requirement for Kincaid Street was to provide an easterly access for emergency vehicles to the Burnaby General Hospital.

In reply, it is agreed that the Kincaid Street-Sanderson Way extension is not provided because of any particular need for Discovery Park to have any access or egress from the west. The relevant rationale for this road linkage was previously noted in a report to Council from the Director Engineering and is reiterated as follows:

"During the formulating of the Conceptual Transportation Plan for Burnaby, the Transportation Committee recognized the need to provide an easterly access to the Burnaby General Hospital. To meet this need, they designated the extension of Kincaid Street east and Gilmore Way north to Canada Way as major collector streets. The section east of Carlton Avenue is within the Discovery Park and is now under construction. The section west of Carlton Avenue to Ingleton Avenue is proposed to be upgraded to a finished 11 metre (36 foot) curb standard as a Municipal responsibility.

"The hospital has two vehicular accesses off Kincaid Street, one west of MacDonald Avenue that serves the emergency entrance as well as some visitor parking and one east of MacDonald that services the main entrance to the hospital as well as the only access to the new existing parking structure.

"Kincaid Street is also used by the transit who have established a pick-up and drop-off at the intersection of Kincaid Street and MacDonald Avenue. The present bus service (#28 Smith Avenue service) now loops from Smith Avenue via Sunset, Ingleton, MacDonald and Forest to Smith. This service was established as an interim service that would in the future run along Kincaid Street and its extension to Willingdon Avenue to provide a service to the east."

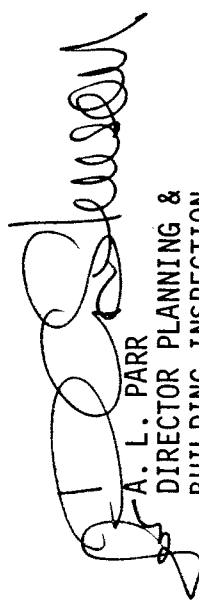
A number of studies regarding possible traffic restraints and how they would affect traffic to the Burnaby General Hospital were pursued by the Engineering Department. It was concluded that these restraints would also hamper emergency and citizen access to the Hospital to and from the east as well as desirable public transit linkages to the Hospital. The Director Engineering's report stated, in summary, that it would not be in the best public interest to construct the Kincaid Street-Sanderson Way extension with impediments to vehicular flow.

The Planning Department also noted in a previous report to Council that the Burnaby General Hospital had expressed a continuing desire to provide an access to the east orienting the Hospital towards the greater part of Burnaby, thereby improving the level of service and access to its citizens. It is noted that the linkage of Kincaid Street to Willingdon Avenue was also requested by Carlton Avenue residents appearing as a delegation before Council on 1978 March 06.

Item 4 - Huxley Avenue and Spruce Street Intersection  
Pedestrian Walkway to Sanderson Way - R.Z. #42/80

The minutes of the Public Hearing of 1980 October 21 for the Discovery Parks development site, R.Z.#42/80, indicate no actual reference by residents to this pedestrian walkway except by inference. Council was aware of resident comments expressed at the Public Hearing in granting Third Reading and Final Adoption to the requisite zoning bylaw. This public walkway forms part of the adopted Willingdon (BCIT) Site Discovery Parks Community Plan and was a specific prerequisite to the completion of the rezoning bylaw. The construction of this architecturally-designed walkway with a series of steps, view platforms and high quality lighting standards is virtually complete. The removal of this walkway could not be supported. Any possible operational controls over on-street parking could only be examined by the Director Engineering if parking problems were actually identified in the subject area.

This is for the information of Council.

  
F. A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

